

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
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Email: timw@cityfort.com

Project Name: Habitat for Humanity Broward Inc. **Case #:** 43 R 03

Date: May 27, 2003

Comments:

1. The owner shall retain the services of a State of Florida licensed engineer to evaluate and design for general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP).
2. The engineer's Paving, Grading, and Drainage Plan, Details, and surface water management calculations shall be prepared and submitted to engineering staff (Tim Welch) for review prior to requesting final DRC authorization (Sign off).
3. The engineer's surface water management or general surface water construction license shall be submitted with the owner's application for a building permit for the expansion project.
4. Prepare sufficient cross-sectional views of the site for Engineering staff to verify that this development shall not result in adverse impacts as relates to off-site storm water discharge. Any re-grading of site (or additional structures for surface water containment/impoundment found to be necessary to control such impacts shall be designed with sufficient compliance with Engineering Department and BCDPEP standards.
5. Architect, Engineer, and Landscape Architect shall indicate light or power poles shown on the survey and verify whether there are any impacts to proposed accesses, trees, or otherwise conflicting with overhead lines, etc. and plan for resolving these conflicts in a reasonable timeframe.

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6. The architect's plan indicates there is approximately 19 feet on site between the east N.W. 6 Avenue right-of-way line and the existing building (sheet A1.1.0). This conflicts with the survey and the back-out parking would thus need to be removed since there is insufficient space for them to be counted or placed on site and comply with the City's Code of Ordinances.
7. The owner shall construct a new five (5) foot wide public sidewalk along the east side of N.W. 6 Avenue for the limits of the property frontage. The engineer shall design new (Type F) curb and gutter with the sidewalk and an underground drainage (exfiltration) system on N.W. 6 Avenue.
8. The engineer shall design new curbing to the west of the existing power or light poles so as to protect vehicles and provide minimum clearance of 2.5 feet behind new curbing to the existing poles. It appears that the two poles will require relocation. Contact FPL as soon as possible to review what efforts are required to complete this construction.
9. Sufficient existing and proposed elevations shall be applied to the engineer's paving, grading, and drainage plans to ensure compliance with Florida Building Code (FBC) and Engineering Department standards for the right of way construction. Note that the FBC requires truncated dome detectable warning systems at all accessible ramp or landing areas adjacent to accesses, road intersections, and entryways, as applicable.
10. The drainage facilities shall connect to other existing drainage facilities on N.W. 6 Avenue. Existing facility locations are available from the Department of Engineering, 4th Floor of City Hall at 100 N. Andrews Avenue.
11. The site parking lot north of the proposed building expansion is not sufficiently dimensioned on the architect's plan (sheet A1.1.0). Please indicate the drive aisle widths, parking space length and width, access opening width and detail surface covering materials available on the survey.
12. The parking lot is a dead end lot and requires a turn around space transverse striped and signed for this purpose only.
13. Insufficient stacking is available from the N.W. 6 Avenue right of way line to the first parking space in the lot. A twenty-two (22) foot stacking distance is required on site by City Ordinances.

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14. The Suntrust Bank, at 607 W. Broward Boulevard, installed a new sanitary sewer system extending from N.W. 2 Street toward Broward Boulevard. Please obtain necessary as-built drawings from 4th Floor Engineering Staff to design and construct a sewer connection to this main. Plumbing plans and off site sewer lateral shall be shown on plans prior to requesting final DRC approval.
15. Indicate any and all new water services required from public rights of way to serve the existing or proposed building portions.
16. Please revise parking summary table to indicate 13 spaces will be provided, of which 1 will be a handicap space, which must also be located in the main parking lot.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Habitat for Humanity Broward Inc.

Case #: 43 R 03

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Comments:

- 1) Flow test required.
- 2) Fire sprinkler system required due to unenclosed vertical opening between floors.
- 3) Civil plan required showing fire main, DDC. And FDC.
- 4) 3401.8.2 of the FBC applies to additions.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Habitat for Humanity Broward Inc.

Case #: 43 R 03

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Habitat for Humanity Broward Inc.

Case #: 43 R 03

Date: May 27, 2003

Comments:

1. Demonstrate how the proposed construction would affect the existing planting. This would particularly relate to the Royal Palms recently installed on the Broward frontage. There would probably be a conflict between the foliage and the structure. Also, in the RAC ½ of the street trees need to be shade trees.
2. A Landscape Plan will be required prior to final signoff. This would include a standard calculation list to verify that all requirements of the VUA are met.
3. Verify the non-conforming status of the blackout parking.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Habitat for Humanity Broward Inc.

Case #: 43 R 03

Date: May 27, 2003

Site plan Review/2,294 S.F. commercial building expansion and 4,770 S.F. outside covered display area addition/RAC-WMU
513 W. Broward Blvd.

Comments:

1. Pursuant to Sec. 47-13.20.M.2, approval shall not be final until thirty (30) days after preliminary DRC approval and then only if no motion is adopted by the City Commission seeking to review the application.
2. Provide a narrative outlining the project's compliance with Sec. 47-13.20.B, Downtown RAC General Design and Density Standards. The narrative should cite each requirement as written in the ULDR and then how the project complies with each.
3. Broward Blvd. is an Image Street; provide a narrative outlining the project's compliance with Sec. 47-13.20.I, Image Streets.
4. Submit a narrative of operation. Application lists use as office/warehouse; site plan data indicates home improvement center and parking calculations say office/warehouse. Outdoor storage and warehouse uses are not permitted uses in RAC-TMU.
5. Discuss parking requirements with zoning representative. Parking requirements for home improvement center are 1/400 sf/gfa.
6. Building appears to be smaller on the site plan than on the survey – please verify.
7. Provide sidewalk along N.W. 6 Ave.
8. Dimension parking spaces.
9. A landscape plan is required and was not provided with DRC submittal.

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10. Discuss backout parking on N.W. 6 Ave. with Engineering representative.
11. Per Sec. 47-13.20.B.5., RAC fencing, chain-link fencing shall not be permitted along any Image street. In all other areas of RAC, any chain-link fencing shall be black or green vinyl coated.
12. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
13. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Habitat for Humanity Broward Inc.

Case #: 43 R 03

Date: May 27, 2003

Comments:

1. Security system should be included in the addition.
2. Repair bard/razor wired fence protecting storage yard.
3. Remove platforms that are presently stored adjacent to fencing around the storage yard.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Habitat for Humanity Broward Inc.

Case #: 43 R 03

Date: May 27, 2003

Comments:

1. Provide a narrative outlining how the proposed development complies with section 47-13.20 point by point.
2. The proposed development is located on an Image Street pursuant to section 47-13.20.I. Provide a narrative outlining how the proposed project complies with the Image Street requirements.
3. Parking data is incorrectly calculated pursuant to section 47-20.2 for a Home Improvement Center which requires one (1) parking space for each four hundred (400) square of gross floor area, a warehouse is not a permitted use in the RAC-WMU zoning district.
4. Pursuant to section 47-1.15 all permitted uses shall be conducted entirely within a completely enclosed building.
5. Outdoor storage is prohibited pursuant to 47-13.14.A.11.
6. Back out parking is prohibited pursuant to section 47-20.15.
7. Chain link fence is prohibited along an Image Street pursuant to section 47-13.20.B.5. Black or green vinyl coated chain link fence may be located on other RAC Street.
8. Additional comments may be discussed at the DRC meeting.